

WEST VALLEY CITY PLANNING COMMISSION AGENDA
Wednesday, March 13, 2013

Planning Commission Technical Committee.....March 5, 2013 @ 8:00 a.m.
Planning Commission Study Session March 6, 2013 @ 3:30 p.m.
Planning Commission Pre-Meeting March 13, 2013 @ 3:00 p.m.
Planning Commission Meeting..... March 13, 2013 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.
3600 Constitution Boulevard, West Valley City, UT 84119

__ Woodruff __ Fuller __ Matheson __ Mills __ Conder __ Garcia __ Thomas __ Bilic

SUBDIVISION APPLICATIONS

- S-4-2013** Petition by **TIM SOFFE**, representing **MILLER DEVELOPMENT**, requesting **preliminary and final plat approval** for the Sage Gate at Haynes Landing Subdivision. The application will amend Parcel A of the West Valley Pavilion Subdivision and will vacate and amend lots 101-106 including portions of limited common and common open spaces within Harker's Landing PUD Phase 1. The subdivision is located at approximately 2606 S Anna Caroline Drive and is zoned 'RM' (residential multi-family). (Staff- **Steve Lehman** at 801-963-3311)
- S-5-2013** Petition by **JIM PUGH**, representing **THERMO KING**, requesting a **plat amendment** for lots 27A, 29A, and 30A of the West Valley Truck Center Subdivision. This application will also amend various public utility easements associated with said lots. The subdivision is located at 2400 S 5370 W and is zoned 'M' (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)
- S-6-2013** Petition by **MARV ALLEN**, representing **GRANGER HUNTER IMPROVEMENT DISTRICT**, requesting a **plat amendment** for the Golden Hilltop Estates Phase 2 Subdivision. This application will amend lots 212-215 including certain public utility easements. The property is located at 4380 S Nugget Drive (5900 W) and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)

CONDITIONAL USE APPLICATIONS

- C-5-2013** Petition by **FOUR FOODS GROUP** requesting **conditional use approval** for a Kneaders restaurant. The property is located at 2642 S High Commons Way on .584 acres and is zoned 'M' (manufacturing). (Staff- **Lee Logston** at 801-963-3531)
- C-7-2013** Petition by **JIM PUGH** requesting **conditional use approval** for the corporate headquarters for Thermo King Intermountain. The property is located at 5413 W England Ct. on 9.5 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

- C-8-2013** Petition by **ROSS STORES, INC.** requesting a **conditional use amendment** to add security shutters to the Ross at Valley Fair Mall. The property is located at 3601 South 2700 West on 44.9 acres and is zoned 'C-2' (general commercial). (Staff- **Steve Pastorik** at 801-963-3545)
- C-9-2013** Petition by **DEREK LOUNSBURY**, representing **EPIC ENGINEERING**, requesting **conditional use approval** for a pump station replacement for Magna Water. The property is located at 6020 W Parkway Blvd. on .11 acres (15.8 acres total) and is zoned 'A-1' (agriculture, minimum lot size 1 acre). (Staff- **Jody Knapp** at 801-963-3497)
- C-10-2013** Petition by **RASOUL GASSMEPOUR** requesting **conditional use approval** for a retail/automotive repair shop building. The property is located at 2785 S Redwood Road on .81 acres and is zoned 'C-2' (general commercial). (Staff- **Steve Pastorik** at 801-963-3545)

PLANNING COMMISSION BUSINESS

Approval of Minutes from February 27, 2013 (Regular Meeting)

Approval of Minutes from March 6, 2013 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age, sexual orientation or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac, 963-3282.